

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
PLATT VICTOR A 191 WESTWOOD AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	144300			144,300														
												RES LAND		101	100500			100,500														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5400			5,400														
				SUPPLEMENTAL DATA																												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																								
GIS ID F_377227_2851335												Total		250,200			250,200															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
PLATT VICTOR A RYAN ,KATHERINE T				17468		0094		09-10-2008		U		I		184,000				Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed			
				03716		0352		08-03-1972		U		I		0				2024		101	133,000	2023		101	121,800	2022		101	107,900			
																		101	100,500			101	91,300			101	83,100					
																		101	5,400			101	4,700			101	4,700					
				Total										Total		238,900		Total		217,800		Total		195,700								
EXEMPTIONS								OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor														
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																
				Total														APPRAISED VALUE SUMMARY														
Nbhd		Nbhd Name						Tracing				Batch																				
0001								101				MA																				
NOTES																																
SUB DIV #576																		Appraised BLDG. Value (Card)										144,300				
																		Appraised Xf (B) Value (Bldg)										0				
																		Appraised Ob (B) Value (Bldg)										5,400				
																		Appraised Land Value (Bldg)										100,500				
																		Special Land Value										0				
																		Total Appraised Parcel Value										250,200				
																		Valuation Method										C				
																		Adjustment														
																		Net Total Appraised Parcel Value										250,200				
BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY														
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result				
309		11-07-2000		12		REROOF		6,000								NVC		06-02-2017						105		2		MEASURED				
56		04-23-1998		1		PORCH		6,000										03-16-2004						317		3		MEAS+INSPCTD				
154		06-24-1996		4		ADDITION		5,500								ADDITION		01-17-2001						247		15		PERMIT VISIT				
215		10-01-1991		MN		Manual Note		20,000								ADDITION		01-22-1999						105		15		PERMIT VISIT				
295		09-01-1987		MN		Manual Note		10,000								BATH		12-20-1996						200		15		PERMIT VISIT				
																		04-28-1992						131		14		INSPECTED				
																		04-01-1992						107		22		MAILER SENT				
LAND LINE VALUATION SECTION																																
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price		I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing				Size A	Adj Unit Pric		Land Value					
1	101	ONE FAM		RC				11,602		SF		9.62		1.000	5	LAND	1.00	MA	1.00			0				TRF2	0.9	1.000	8.66		100,500	
Total Card Land Units								0.27		AC		Parcel Total Land Area:		0.27				Total Land Value												100,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	1	
Stories	2.00	2 STORY	Units		
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	2	CLAPBOARD	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2	2	PLASTER	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		115.74
Interior Floor 2	2	SOFTWOOD	RCN		253,121
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built		1915
AC Type	01	NONE	Effective Year Built		1978
Bedrooms	4	AVERAGE	Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	7		Functional Obsol		
Bath Style	A		External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A		% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St		AVERAGE	RCNLD		144,300
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	1		Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	280	32.00	1965	60	0.00	AV	A	1.00	5,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	480		27.94	13,410	
EFP	ENCL PORCH	0	54		69.85	3,772	
FFL	1ST FLOOR	922	922		139.69	128,796	
OSP	SCRN PORCH	0	140		20.95	2,934	
SFL	2ND FLOOR	744	744		139.69	103,930	
UCN	UNFIN CAN	0	30		9.31	279	
Ttl Gross Liv / Lease Area		1,666	2,370			253,121	

